

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2834 Atlantic #708  
Atlantic City, NJ 08401

Asking \$124,500.00



## COMMENTS

Presenting This New Listing in Atlantic City At The Iconic Brighton Towers! This Fabulous Furnished 1 Bedroom 1 Bath 7th Floor Condominium Located in the Desirable Chelsea Neighborhood is convenient to The Tropicana Hotel Casino, The Quarter with Fine Dining Restaurants and Shopping, The Boardwalk, The Beach, Public Transportation, and so much more to experience and enjoy All at An Affordable Price! Million Dollar Views at a Fraction of the cost! You Will Just LOVE IT! Brighton Towers has 168 total residential units, 3 commercial units Total. The Building has Many recent improvements including 9 tankless water heaters for efficiency catering to owners 1 year leases minimum. No AirBB No Pets except for qualified service animals. Refurbished parking areas first level \$80 per month and second level \$60 per month. To build reserves as NJ State requirement for building to \$1,000,000, each owner will be assessed \$1470. The Owner/Seller will pay this assessment at closing with acceptable contract of sale. Current Reserve assets of over \$650,000. Monthly Association Fee of \$733 Includes All utilities Electric Gas Water Sewer and building insurance. Proof of interior H06 insurance for individual unit is required. The Building is well Managed by on Site Property Management.

## PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	HotWater
See Remarks	Elevator	Multi-Zoned	Tankless-electric

Water

Sewer  
Public Sewer

Ask for James Gray Haenn

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